



COUNTY OF HUMBOLDT

Legislation Text

File #: 24-961, **Version:** 1

To: Planning Commission

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Cottrell Ranch, LLC Zone Reclassification

Assessor Parcel Numbers (APN) 208-163-003-000, 210-072-003-000, 210-072-004-000, 210-073-001-000, 210-105-003-000, 210-105-004-000, 210-106-014-000, 210-106-015-000, 210-106-016-000, 210-121-002-000, 210-122-001-000, 210-122-003-000, 210-122-004-000, 210-126-001-000, 210-250-006-000

Record No.: PLN-2023-18252

Larabee Valley area

A Zone Reclassification (ZR) to rezone approximately 1,557 acres of the Cottrell Ranch into Timberland Production Zone (TPZ). The lands are currently zoned Agriculture Exclusive (AE) and Unclassified (U). These lands have been managed as timberlands and harvested periodically from the late 1950's up to 2017 under various Timber Harvest Plans.

RECOMMENDATION(S):

That the Planning Commission:

1. Adopt the resolution (Resolution 24-__). (Attachment 1) which does the following:
 - a. Makes all the required findings for approval based on evidence in the staff report and public testimony; and
 - b. Recommend the Board of Supervisors approve the Zone Reclassification.

DISCUSSION:

The applicant requests a Zone Reclassification to rezone approximately 1,557 acres on 15 parcels. from Agriculture Exclusive with a 160-acre minimum parcel size (AE-B-5(160)) and Unclassified Zoning into Timberland Production Zone (TPZ). 15 parcels are included in the project. The parcels, acreages and current zoning classifications are shown in Table 1. The parcels have a total acreage of 3,140 acres. After the proposed zone reclassification all parcels will be fully rezoned to TPZ.

The applicant proposes managing the entire 3,140-acre land holding for timber production and conservation. The rezone is in the public interest and is consistent with General Plan policies. The rezone conforms with the zoning to the existing and intended future land use of timber production. The rezone is consistent with the required findings for the zone reclassification, as well as the findings required under Section 312-50.8, Supplemental Timberland Production Zoning Procedures, and is consistent with the Forest Taxation Reform Act of 1976. The Forestry Review Committee reviewed the project at their meeting on March 7, 2023, and approved the Timber Management Plan by a vote of 6 -0. The Timber Management Plan documents how timber operations can be coordinated on the 15 properties.

Table 1: Cotrell Ranch Rezone Parcels

APN	Zoning	Acres
210-105-003-000	U	14.11
210-106-014-000	U	4.83
210-106-015-000	U	34.38
210-122-004-000	U	36.2
210-250-006-000	U	9.86
210-122-001-000	TPZ	46.95
208-163-003-000	AE-B-5(160);TPZ	451.5
210-072-003-000	AE;TPZ	223.03
210-072-004-000	AE;TPZ	85.83
210-073-001-000	AE;TPZ	603.7
210-105-004-000	AE;TPZ	236.05
210-106-016-000	AE;TPZ	580.61
210-121-002-000	AE;TPZ	43.45
210-122-003-000	AE;TPZ	385.75
210-126-001-000	AE;TPZ	383.77

Parcel 201-122-001 is currently zoned TPZ and will not be rezoned. It is included in the project because it is under the same ownership and land management regime and allows all the parcels to be a contiguous land mass.

Referral agencies have been contacted for their comments and all responding agencies have either recommended approval or provided no comment. Based on the on-site inspection, a review of Planning Department reference sources, and comments from referral agencies, planning staff believes that the applicant has submitted evidence in support of making all the required findings for approval of the Zone Reclassification.

Project Location: The project is in the Larabee Valley, on the South side of State Highway 36, approximately at the intersection of Butte Creek Road and State Highway 36, on the property known as 35320 State Highway 36.

Present General Plan Land Use Designation: Agriculture Grazing (AG), Timber (T) 2017 General Plan; Density: Unidentified; Slope Stability: Low to High Instability (D).

Present Zoning: AE-B-5(160), TPZ, U. Agriculture Exclusive with a 160-acre minimum parcel size (AE-B-5 (160)), Agriculture Exclusive (AE), Timberland Production Zone (TPZ), Unclassified (U).

Environmental Review: Planning staff believes that the project, as conditioned, has no potential for causing a significant effect on the environment. The project can be found statutorily exempt from CEQA pursuant to Section 15264 which states: "Local agencies are exempt from the requirement to prepare an EIR or negative declaration on the adoption of timberland preserve zones under Government Code Sections 51100 et seq. (Gov. Code, Sec 51119)."

State Appeal: Project is not appealable to the California Coastal Commission.

Major concerns: None.

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and all responding agencies have either responded with no comment or recommended approval or conditional approval. (Attachment 3)

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Planning Commission could elect not to recommend approval of the project. This alternative should be implemented if your Commission is unable to make all of the required findings. Planning staff is confident that the required findings can be made and does not recommend further consideration of this alternative.

ATTACHMENTS:

1. Resolution
 - A. Zone Classification Map
2. Petition to Rezone to Timber Production Zone
3. Referral Agency Comments and Recommendations
 - A. Forestry Review Committee Minutes

Applicant:

Cottrell Ranch LLC
Leslie Moore

PO Box 399
Fortuna CA, 95540

Owner:

Cottrell Ranch LLC
C/O Gloria Cotrell
PO Box 399
Fortuna CA, 95540

Agent:

Timberland Resource Consultants
165 South Fortuna Boulevard
Fortuna CA, 95540

Please contact Andrew Whitney, Planner, at awhitney2@co.humboldt.ca.us or 707-268-3735 if you have questions about this item.